



DEPARTMENT OF THE ARMY  
OFFICE OF THE ASSISTANT SECRETARY  
INSTALLATIONS AND ENVIRONMENT  
110 ARMY PENTAGON  
WASHINGTON DC 20310-0110

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MEMORANDUM THRU ADMINISTRATIVE ASSISTANT TO THE SECRETARY  
OF THE ARMY  
DIRECTOR OF THE ARMY STAFF

FOR ASSISTANT CHIEF OF STAFF FOR INSTALLATION MANAGEMENT

SUBJECT: Deconstruction and Re-Use of Excess Army Buildings

With over 50 million square feet of excess buildings, the Army faces disposal costs of \$350-400 million, although many of these buildings are still usable or may be valuable for the salvageable materials they contain. We have sought less expensive and less wasteful alternatives and have initiated discussions with Habitat for Humanity -- a representative non-governmental housing provider -- and other federal agencies, such as HUD and EPA, to determine the feasibility of either moving houses off the installation or deconstructing them to salvage building materials.

Such efforts can turn Army waste streams into community resources, and save demolition and disposal costs. Our discussions resulted in demonstration projects at Redstone Arsenal, Fort Hood, and Fort Chaffee:

- Redstone Arsenal is re-locating 88 excess duplexes and paying less to move them into the community than the traditional costs of disposal.
- The Habitat for Humanity Chapter in Austin, Texas is proposing a pilot project at Fort Hood to evaluate the deconstruction and reuse option.
- The same chapter is partnering with federal and state agencies to remove over 600 large buildings at Fort Chaffee.

These pilot projects operate under two basic tenets: (1) project feasibility is determined at the installation level; and, (2) project timelines are established by installation mission requirements. While there are a number of logistic issues to be resolved, these pilot projects will provide opportunities to build a template for a wider program. Some of the excess duplexes at Redstone and some of the salvaged materials from Chaffee may be used to meet housing needs in the Mississippi Delta, an on-going initiative. For example, the Rosedale, Mississippi Habitat for Humanity chapter is preparing to receive 7 of the Redstone duplexes, and job training initiatives for Delta residents are being investigated for the Chaffee deconstruction partnership.

The Army is committed to the support for these initiatives, as they will determine the degree to which the Army and surrounding communities can benefit from the re-use of these excess Army buildings. Two challenges remain:

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- Economic analyses must insure that Army costs are reduced and that the partnership will be viable for all partners. In addition, the Army must be assured timely and efficient disposition of the buildings, based upon local, installation-specific requirements. The on-going pilot studies will develop the necessary information to develop realistic economic methodologies.
- Environmental issues must be addressed dealing with the disposal or reuse of materials that may contain asbestos or lead-based paint, and potential Army liabilities must be minimized. EPA is actively engaged in the on-going pilot projects and is committed to the Army's successful reduction in solid waste through re-use, with minimal Army environmental liabilities as a result.

It is clear that under many circumstances, the Army can save resources – financial, material, and environmental – by enabling innovative approaches to real property demolition. To ensure we can take advantage of these opportunities, I request the Army Staff to:

1. Facilitate installation involvement in such initiatives by developing policy and guidance;
2. Ensure that technical assistance is made available to support installation implementation of such initiatives; and;
3. Encourage the development of deconstruction and reuse technologies by directing that the Army Construction Engineering Research Laboratory (CERL) work cooperatively with the EPA and other federal agencies to solve the challenges enumerated above.



Ray Clark  
Principal Deputy Assistant Secretary of the Army  
(Installations and Environment)